







**\*\* THREE BEDROOM PROPERTY \*\* OFF-ROAD PARKING \*\* SPACIOUS GARDEN \*\* EXTENDED TO REAR \*\***

A traditional three bedroom property having the benefit of a kitchen/diner extension to rear, gas central heating and uPVC double glazing. In brief, the accommodation comprises lounge, living/dining kitchen, three bedrooms, bathroom and separate WC. Externally, the double width driveway to the front elevation provides ample off-road parking and laid to lawn garden to rear with Indian stone paving.

The property is located on the outskirts of the town centre and within close distance to local amenities such as shops, schools and leisure centre. Easy access to A50 which links all major road networks. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



 **ABODE**  
SALES & LETTINGS



### Hallway

With a UPVC double glazed frosted door leading into, staircase rising to the first floor landing, smoke alarm and internal door leading to:

### Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, Internet point and internal door leads to:

### Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching high gloss base and eye level storage cupboards and drawers with rolltop wood block effect preparation work surfaces and complementary tiling surrounding, integrated appliances include a one and a half composite sink and drainer with mixer tap, central heating combination gas boiler, freestanding four ring gas hob with oven, grill and stainless steel extractor hood, freestanding and under counter space for further white goods, central heating radiator, useful under stairs storage cupboard and opening leading to:

### Extended Family Room

With a UPVC double glazed window to the rear elevation and a UPVC double glazed set of French doors leading to the patio, TV aerial point panel flooring throughout.

### Landing

With access into loft space via loft hatch, smoke alarm, internal doors, lead to:



### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, built-in storage cupboard with shelving and hanging rail.

### Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator and TV aerial point.











### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator, and a useful over stairs, storage cupboard with shelving and hanging rail.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a two piece bathroom suite, comprising of pedestal wash basin with chrome mixer tap panel bath unit with mixer tap and electric shower over, complementary tiling to both floor and wall coverings, central heating radiator and extractor fan.

### WC

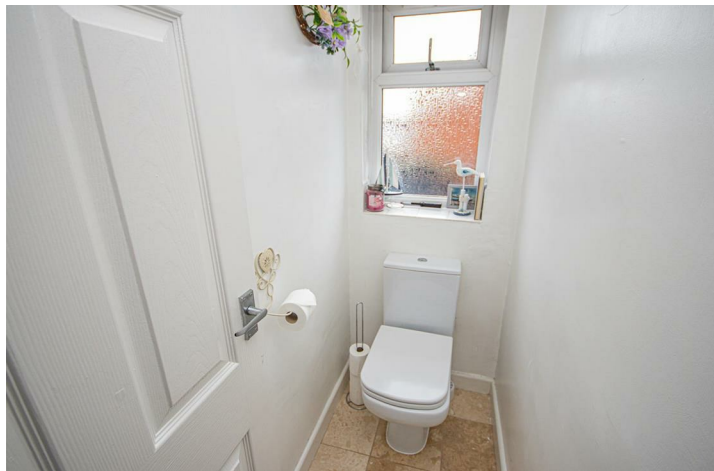
With a UPVC double glazed frosted glass window to the rear elevation, low-level WC with button flush and complementary tiling to floor coverings.

### Outside

To the front elevation is a double width block paved driveway with room for two vehicles. A PVC door to the right elevation leads to the rear of the property. The rear has an Indian stone paved patio area ideal for entertaining, leading to a predominantly laid to lawn garden, with timber fencing and concrete posts throughout the boundary. To the rear of the plot is two timber built garden sheds, with pitched rooves.. The garden features a westerly facing aspect.







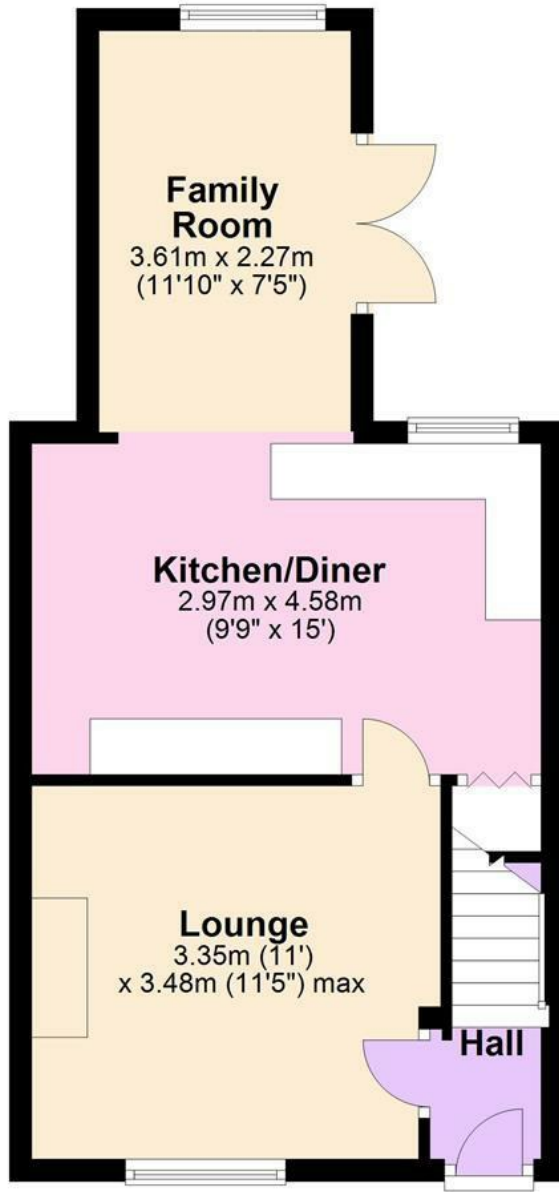






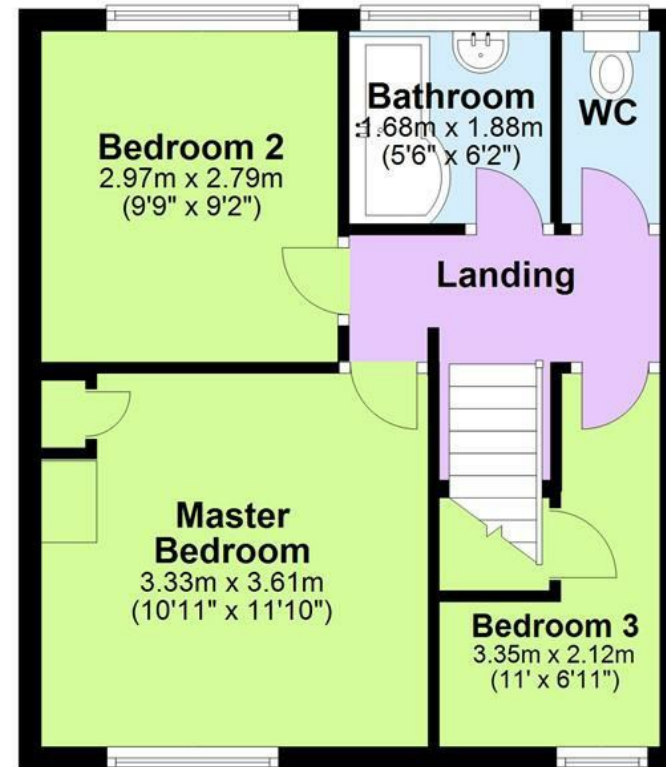
## Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



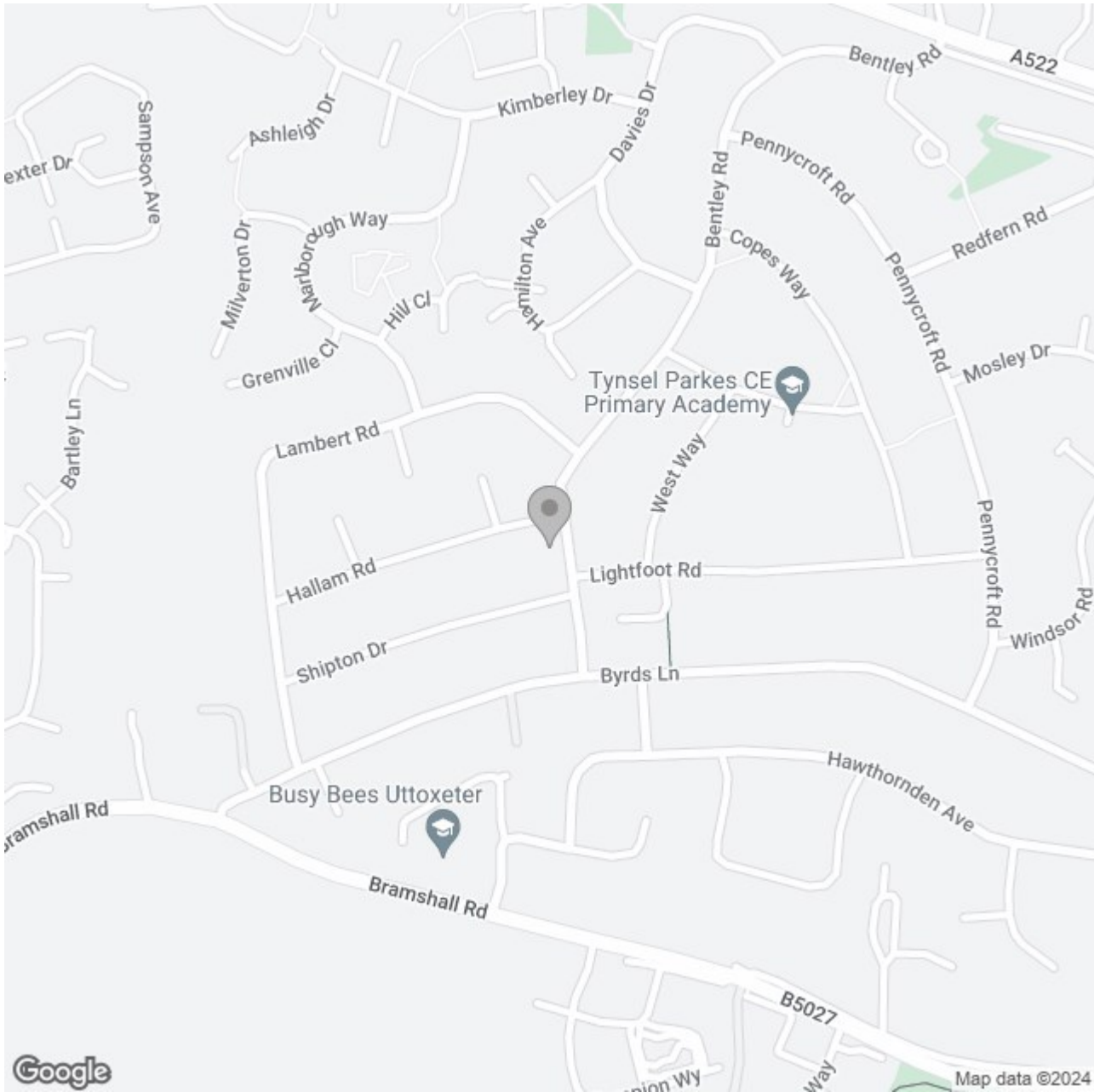
## First Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	